

Waterbury Housing Task Force Meeting
Thursday, March 19, 2026 | 6:00-8:00 pm

ZOOM ONLY

PRESENT: Billy Vigdor, Joe Camaratta, Chris Balzano, Jess Neubelt, Em Lamson, Sandy Sabin, Eliza Novick-Smith, Gretchen Schissel

NOT PRESENT: Skip Flanders, Cheryl Casey

6:00 Convene

Introduce Gretchen Schissel, new RW staff.

Em Lamson's last meeting, note renewing her term. Acknowledged her service

6:09 - Review agenda and approval of February minutes

Chair Camaratta reviews agenda, no additions.

E. Lamson - MOTION to approve February Minutes. C. Balzano SECOND. Approved unanimously.

6:05 Housing updates

Chair Camaratta: RW has been working on Employee Survey for local employers. Will have more substantive updates at next meeting.

Chair Camaratta: More information on infill analysis will be forthcoming at next meeting, additional work needed.

6:15 WHTF role in Community and Housing Infrastructure Program (CHIP)

Chair Camaratta leads discussion on CHIP webinar.

- What role could HTF play in positioning Waterbury to take advantage of CHIP financing options?
- Discuss where to focus cultivating interest: developers, town leaders, community members?
 - J. Neubelt: program requires significant local initiative, focus on developing community and leadership interest.
 - S. Sabin suggests it would be useful to present some information to the S.B.
 - B. Vigdor discusses how project specific this program will be, and public education and outreach will depend on nature of project.
- Good educational materials exist, VLCT and VEPC can provide--plan to connect SB to those resources. B Vigdor to facilitate introduction to staff for possible SB presentation.

6:30 Review of proposed housing chapter for town plan

Chair Camaratta reviews introduction (proposed) to Housing Chapter of Town Plan.

- Discussion of STR language--clarification that town should continue to assess the scale of the impact of expanded STRs on long term housing availability.
- Discussion of Aspirations, no additions
- Discussion of Goals & Strategies and proposed modifications.
 - If there is a clear target for number of units, does that risk creating a ceiling? Without a target, does the town risk underachieving?
 - Consensus that a target would be important to mitigate risk of underachieving, less likely to become a ceiling.
 - Suggest reversion to original language of Goal 4 - beneficial to give concrete goal and specific language. Group consensus.
 - Discuss historic preservation and flood mitigation strategies with respect to Goal 5.

Chair Camaratta will submit HTF changes to B. Vigdor, to forward to P.C.

7:05 MOTION TO ADJOURN by E. Lamson, second by C. Balzano. Approved.